014.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,800 / 930,800
					USE VALUE:	930,800 / 930,800
					ASSESSED:	930,800 / 930,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	EDITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN BARBARA J
Owner 2:	
Owner 3:	
Street 1:	14 EDITH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,401 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2092 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8401.000	392,600	600	537,600	930,800
Total Card	0.193	392,600	600	537,600	930,800
Total Parcel	0.193	392,600	600	537,600	930,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.93 | /Parcel: 444.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	11114
GIS Ref	
GIS Ref	
Insp Date	02/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 014.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	392,900	600	8,401.	537,600	931,100	931,100	Year End Roll	12/18/2019
2019	104	FV	307,400	700	8,401.	571,200	879,300	879,300	Year End Roll	1/3/2019
2018	104	FV	307,400	0	8,401.	416,700	724,100	724,100	Year End Roll	12/20/2017
2017	104	FV	288,700	0	8,401.	362,900	651,600	651,600	Year End Roll	1/3/2017
2016	104	FV	288,700	0	8,401.	309,100	597,800	597,800	Year End	1/4/2016
2015	104	FV	257,900	0	8,401.	302,400	560,300	560,300	Year End Roll	12/11/2014
2014	104	FV	257,900	0	8,401.	248,700	506,600	506,600	Year End Roll	12/16/2013
2013	104	FV	268,100	0	8,401.	236,600	504,700	504,700		12/13/2012

!1358!

PRINT

Date	Time
12/10/20	16:58:49

LAST REV

Date	Time
12/01/20	12:33:05
jorourke	
1358	

USER DEFINED

Prior Id # 1:	11114
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8413-224		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2011	1523	Re-Roof	11,370					

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	372	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
9/30/1999	Meas/Inspect	267	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8401		Sq. Ft.	Site		0	80.	0.80	1									537,624						537,600	

Total AC/HA: 0.19286 | Total SF/SM: 8401 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 537,624 | Spl Credit | Total: 537,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	B - Bsmt Proble	5.0	%
Economic:			%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15191197
Const Adj.:	0.98000199
Adj $ / SQ:	191.909
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598941
Depreciation:	206335
Depreciated Total:	392606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

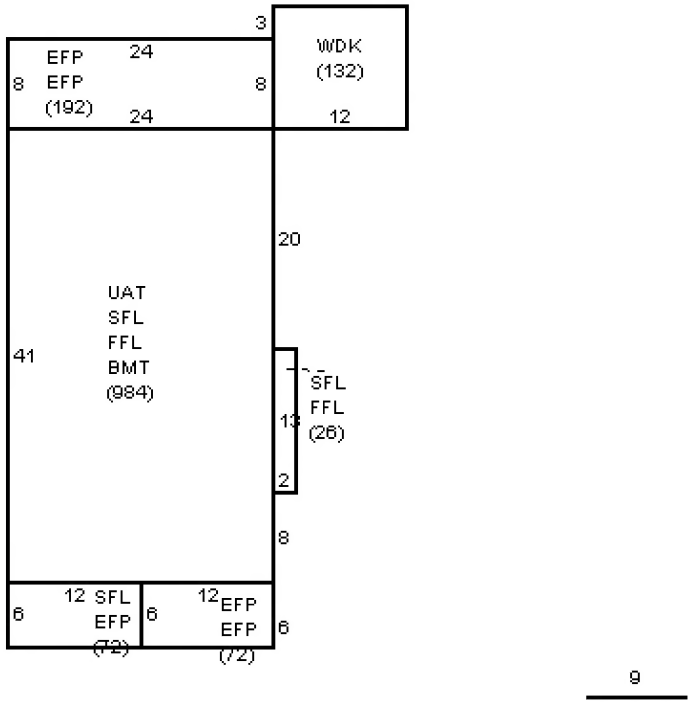
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.91
Special Features:	0	Val/Su Net:	96.84
Final Total:	392600	Val/Su SzAd	187.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,082	191.910	207,645
FFL	First Floor	1,010	191.910	193,828
BMT	Basement	984	57.570	56,652
EFP	Enclos Porch	600	31.130	18,676
UAT	Upper Attic	246	76.760	18,884
WDK	Deck	132	13.300	1,756

Net Sketched Area:	4,054			Total:	497,441
Size Ad	2092	Gross Are	4792	FinArea	2092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 014.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2010	4.85	T	7.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600